

**GREENBELT COMMISSION
MINUTES OF
October 17, 2011**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on October 17, 2011, at 6:30 p.m. Notice and Agenda of the meeting were posted at 201 W Gray Building A, the Norman Municipal Building and at www.normanok.gov twenty-four hours prior to the beginning of the meeting.

ITEM NO. 1 BEING: CALL TO ORDER.

Chairperson Lyntha Wesner called the meeting to order at 6:30 p.m.

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ITEM NO. 2 BEING: ROLL CALL.

MEMBERS PRESENT:	Bob Bruce
	Jack Eure
	Jane Ingels
	Jim McCampbell
	Lyntha Wesner

ABSENT:	Geoff Canty
	Richard McKown
	Mary Peters
	Mark Krittenbrink

STAFF MEMBERS PRESENT:	Ken Danner, Development Manager, Public Works
	Jane Hudson, Planner II
	Jolana McCart, Admin Tech IV

GUESTS PRESENT:	Phil Clour
	David Hargis
	Hal Ezzell, Applicant Agent
	Sean Rieger

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ITEM NO. 3 BEING: Approval of the Minutes from the September 19, 2011 Regular Meeting.

Motion by B Bruce for approval; **Second** by J Ingels. All approve.

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ITEM NO. 4 BEING: Review of Greenbelt Enhancement Statement Applications.

a. CONSENT DOCKET

No Items Submitted

b. NON-CONSENT DOCKET

i. GBC 11-21

Applicant: Cies Property

Location: This property is located on the west side of 36th Avenue NW, south of Rock Creek Road.

Request: Revised Preliminary Plat of 46.5 acres for single family, multi-family and commercial/office use.

Phil Clour and David Hargis were present to answer questions.

While Brookhaven Park is less than ½ mile south of the area in question and easily accessible with existing or soon to be constructed sidewalks, some of the Commission members were looking for a way to establish open space within the 46.5 acre parcel. K Danner stated that the City of Norman has no plans for additional park land in this area. The parcel will have a detention pond, which will allow for green space, etc. but the owner's representative was not in favor of making use of the detention pond for a walking trail, etc.

P Clour stated that there would be a landscaping strip around the apartment complex, a pool and center courtyard which would provide a large greenway in the middle of the complex.

There is a 3+ acre detention pond to serve the preliminary plat. While the detention pond would provide green space, it would not be suitable for a trail. A fence around the detention facility has not been designed at this time.

The Commission asked that the statement "would request the owner explore the opportunity to design the detention pond in a more park-like atmosphere" be made part of the comments/suggestions.

J Eure also suggested that the design of the apartment complex allow 20-30% of the area be devoted to green space. P Clour stated that he was all for green space but that he had to also meet all the other parameters. He said that part of the problem was trying to make infill development meet the Commission's recommendations. J Eure suggested that the owner consider additional open space other than what is already shown. L Wesner stated that the owner would need to make his own decisions based on economics and what else he wished to do but encouraging more open space would be appropriate.

Chair Wesner referred to the Guidelines for Evaluating Greenbelt Enhancement Statements to evaluate the criteria to make their recommendation:

Sec. 4-2028. Guidelines for Evaluating Greenbelt Enhancement Statements.

(f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.

(h) Landscaping required by the City has been planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees. (This will be a future intent.)

(j) Permeable ground surfaces have been preserved to the extent possible.

(k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.

(n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt system in as ecologically sound a method as possible.

(t) The commercial developments have provided for pedestrian access.

(u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

Motion by J Ingels to send the application forward with comments; **Second** by Bob Bruce. All approve.

Chair Wesner complemented the applicant on the nice job of completing the Enhancement Statement.

- **Greenbelt Commission comments and suggestions regarding proposed development submitted for Planning Commission and City Council consideration are as follows:**

(See attached comments written following the meeting and submitted with the recommendation to the Planning Commission and City Council.)

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- ii. GBC 11-22
Applicant: RCB Bank
Location: This property is generally located at the northwest corner of Imhoff Road and Oakhurst Avenue.
Request: Preliminary Plat of 19 acres for multi-family and church/office use.

Sean Rieger, Attorney for the applicant, was present to answer questions.

The proposed project is for a multi-family development that would also include office/institutional use. The multi-family use would consist of 152 units; two office buildings are currently located on the property. Once sidewalk connections are completed, two parks will be within easy walking distance of the development, thus fee-in-lieu of parkland is expected. The development will be easily accessible to the sidewalk system on Imhoff.

The open space and detention pond area will be private within the development. S Rieger stated that the plan was to leave as much natural open space as possible with a natural buffer between the existing Oakhurst neighborhood and the new multi-family complex.

It was noted that (i) of the checklist should read "between neighborhoods ~~and~~ and/or railway lines."

S Rieger stated that he could not speak for the applicant as to what kind of landscaping was planned, thus (h) of the Enhancement Statement was not checked. But he would make them aware that drought resistant plants, etc. were encouraged.

J Ingels stated that she appreciated the multi-family design that was sensitive to the adjoining neighborhood. S Rieger stated that the project was designed purposely so that two story units would abut to the neighborhood instead of 3 story units.

Chair Wesner referred to the Guidelines for Evaluating Greenbelt Enhancement Statements to evaluate the criteria to make their recommendation:

Sec. 4-2028. Guidelines for Evaluating Greenbelt Enhancement Statements.

- (a) Portions of the Greenbelt System are accessible to the general public.
- (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.
- (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
- (e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.
- (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
- (g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.
- (j) Permeable ground surfaces have been preserved to the extent possible.
- (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
- (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.
- (t) The commercial developments have provided for pedestrian access.
- (w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

Motion by J Eure to send the application forward with additional comments; **Second** by J McCampbell. All approve.

- **Greenbelt Commission comments and suggestions regarding proposed development submitted for Planning Commission and City Council consideration are as follows:**

(See attached comments written following the meeting and submitted with the recommendation to the Planning Commission and City Council.)

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ITEM NO. 5 BEING: Miscellaneous Discussion.

Chair Wesner asked for an update on the continuing approval process of the Greenway Master Plan. J Hudson said that they had met with GIS and they are clear as to what is needed. The Draft would then return to the Commission, with the Planning Commission receiving it after a public meeting. J Ingels asked staff to see if a Study Session is possible with the Planning Commission. Chair Wesner requested an e-mail timeline to show the possible flow of action. She stated that it had been mentioned that a Greenbelt Meeting could serve as a public hearing.

Chair Wesner said that she was pleased with the way the applicants had filled out the Enhancement Statements which also allowed the Commission to make changes as needed. She felt that it was very helpful to the applicants. B Bruce felt that the expectations were made clear by filling out the statement.

J Eure asked if it would be possible to mandate that the decision maker of each application be present to answer the Commission's questions instead of receiving unclear answers from an applicant's agent. Chair Wesner stated that there was no way of knowing how seriously the applicants would take the recommendations of the Commission. K Danner pointed out that they would not see a Final Plat. This process would take place after the Commission would make their recommendations; the application would not return to the Commission. Any changes made to a Final Plat would need to go back to the City Council.

J Eure said that both of the applications heard tonight caused him to search the guidelines for elements that are missing:

- Is there a way to encourage more pedestrian access and/or amenities?
Trails, benches, etc.
- Can more open space be included in the development itself where connectivity to parks is deficient?

Chair Wesner asked Commissioner Eure to write up what he had in mind and submit the comments to staff to be presented for discussion at the next meeting.

There were no further miscellaneous items.

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Greenbelt Commission Meeting – October 17, 2011

GBC Application 11-22 (Planning Commission Item # _____)

Applicant: RBC Bank

Location: North side of Imhoff Road on the west side of Oakhurst Avenue

Proposal: Preliminary Plat of 19 acres for multi-family and church/office use

Greenbelt Commission Final Comments - GBC 11-22

- The Commission requests the owner consider the opportunity to explore following guidelines to enhance greenbelt/open space areas.
 - (h) Landscaping required by the City has been planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.
 - (i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.
 - (v) Cluster development has been utilized as a means to develop the Greenbelt System.
- The Commission would like to commend the developer for proposing the design of the balconies and doors of the apartments to face away from the abutting residential area.

The Commission finds that the applicant's development meets the following Greenbelt Ordinance criteria.

Sec. 4-2028. Guidelines for Evaluating Greenbelt Enhancement Statements

- (a) Portions of the Greenbelt System are accessible to the general public.
- (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.
- (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
- (e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.
- (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.

- (g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.
- (j) Permeable ground surfaces have been preserved to the extent possible.
- (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
- (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.
- (t) The commercial developments have provided for pedestrian access.
- (w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

Greenbelt Commission Meeting – October 17, 2011

GBC Application 11-21 (Planning Commission Item # 5)

Applicant: Cies Properties
Location: West side of 36th Avenue NW abutting the south side of Rock Creek Road
Proposal: Revised Preliminary Plat

Greenbelt Commission Final Comments - GBC 11-21

- The Commission would like for the owner/developer to consider the opportunity to explore developing the detention area with a park like atmosphere.
- In addition to the open space shown in the apartments the Commission would like for the owner/developer to consider an additional open space.

The Commission finds that the applicant's development meets the following Greenbelt Ordinance criteria.

Sec. 4-2028. Guidelines for Evaluating Greenbelt Enhancement Statements

- (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
- (h) Landscaping required by the City has been planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.
- (j) Permeable ground surfaces have been preserved to the extent possible.
- (k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.
- (t) The commercial developments have provided for pedestrian access.
- (u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

ITEM NO. 7 BEING: Adjournment.

The meeting was adjourned at 8:20 p.m.

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Passed and approved this 14th day of November 2011.

Lyntha Wesner
Lyntha Wesner, Chairperson